



Highlands Study Area Proposed Comprehensive Plan Amendments

Comprehensive Plan Amendment
2006-M-6 and 2006-T-2

Planning Commission Briefing
August 2, 2006

Background

- Comprehensive Plan Strategies 319.1 and 319.2 require the City to review land use and zoning for consistency with adopted Center Village Policies
- City created the Highlands study area boundary for this purpose
- The proposed amendments are the result of this review

Proposed Text Amendments

- Change the implementing zoning of the Center Village land use designation:
 - The R-10, CV, and RMF zones currently implement the Center Village designation
 - Proposal for the R-14, CV, and RMF zones to implement
- Eliminate strategy 319.3 which says everything north of 12th St. should remain in residential use
- Majority of the changes are minor clarifications

Proposed Map Amendments

- Map amendments are intended to correct some inconsistencies in how mapping has been done for this area
- Zoning recommendations for properties in the Center Village land use designation will be made by the City Council

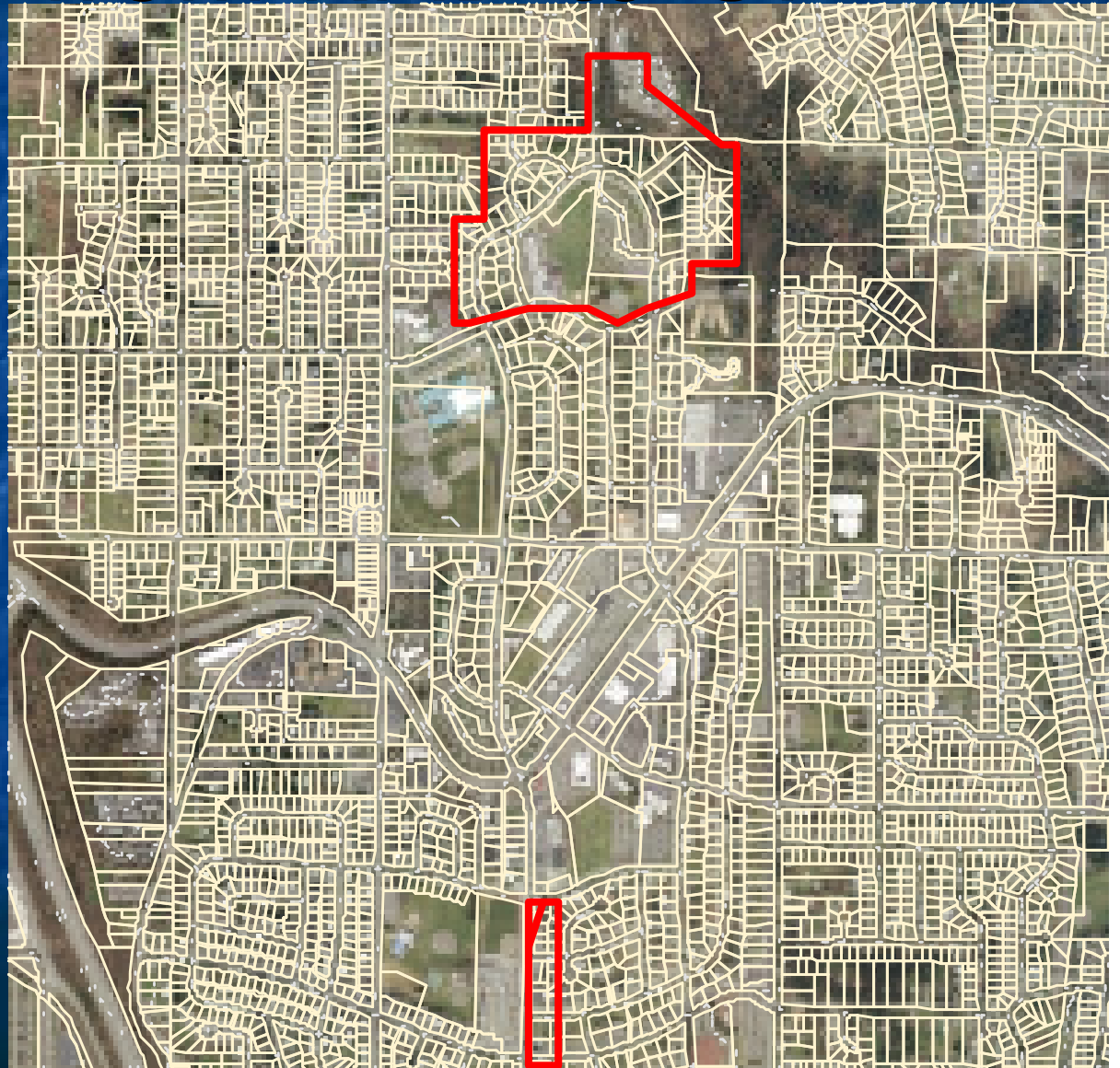
Change from CV to RMF

- Area is currently zoned RMF and should stay that way
- Property should not be in the Center Village land use designation because of access
- Change land use designation to Residential Multi-family, can keep same zoning



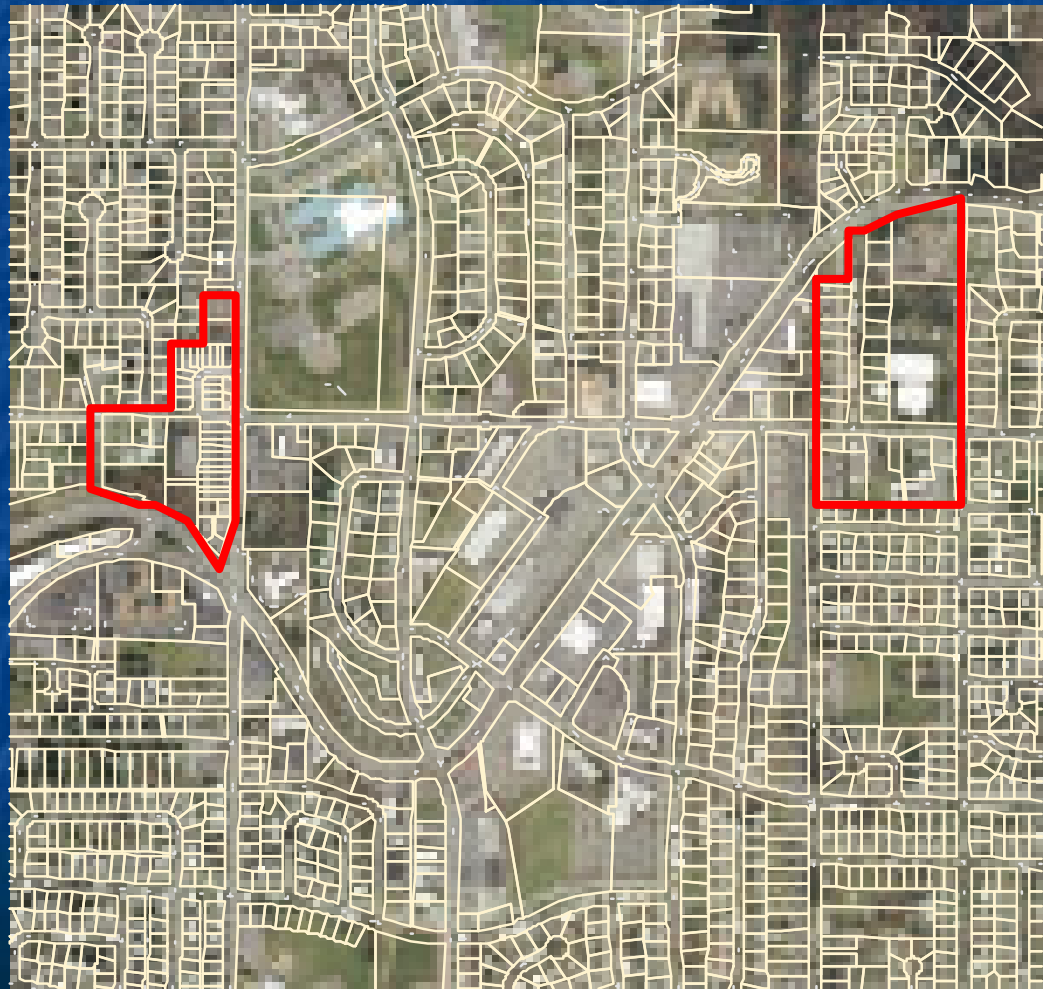
Change from RMD to CV

- Area north of 16th is very similar to the area south of 12th
- Frontage on Harrington would benefit from upzone
- Zoning would be decided for these areas by the Council



Change from RMD to RSF

- Area east of Edmonds already developed as newer single family housing
- Monroe area properties contain covenants that prevent further subdivision
- Zoning would be R-8



Recommendation

- Hold a public hearing on this proposal and send review to the City Council

